

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by: Todd Vargo, Planner I

SUBJECT: Plat, P 11-1-02 Victoria Villas, Pillar Consultants, Inc./Yadel Holding Company, Inc., 5151 SW 61 Avenue/ Generally between Griffin Road and Stirling Road on the west side of SW 61 Avenue.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS VICTORIA VILLAS RETIREMENT RESIDENCE AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF: The applicant requests approval of the resolution for the proposed boundary plat to be known as Victoria Villas Retirement Residence. The subject site consists of approximately 9.644 acres (420,084 square feet) and an existing special residential facility approved for 80 residents. The plat provides for the dedication of 30 feet of right-of-way along the eastern limits of the plat for SW 61 Avenue. There is a 230-foot Florida Power and Light easement along the southern limits of the plat.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 11, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Waitkus, to approve. Motion carried 5-0.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Plat, Resolution, Existing Future Land Use Map, Subject site and aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS VICTORIA VILLAS RETIREMENT RESIDENCE AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat known as Victoria Villas Retirement Residence has been approved by the Town Planning and Zoning Board on June 11, 2003.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as Victoria Villas Retirement Residence is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2003.

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>	<u>Agent/Council:</u>
Name: Yadel Holding Company, Inc.	Name: Pillar Consultants, Inc.
Address: 5151 SW 61 Avenue	Address: 5400 South University Drive
City: Davie, FL 33328	City: Davie, FL 33328
Phone: (954) 791-8881	Phone: (954) 680-6533

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed boundary plat to be known as Victoria Villas Retirement Residence Plat.

Affected District: District 1

Address/Location: 5151 SW 61 Avenue/Generally between Griffin Road and ~~Sheridan~~
~~Street~~ Stirling Road on the west side of SW 61 Avenue.

Future Land Use Plan Designation: Residential-1 (1 DU/AC)

Existing Use: Life Care Facility (existing: 40 residents)

Existing Zoning: CF (Community Facilities)

Proposed Use: Life Care Facility (proposed: 80 residents)

Parcel Size: 10 acres (420,084 square feet)

Surrounding Existing Use:

North: Residential

South: Vacant

East: Vacant

West: Vacant

Surrounding Future Land Use Plan Designation:

North: Residential-2 DU/AC
South: Residential-2 DU/AC
East: Residential-1 DU/AC
West: Residential-5 DU/AC

Surrounding Zoning:

North: R-2, Low Density Dwelling District
South: R-2, Low Density Dwelling District
East: R-1, Estate Dwelling District and A-1, Agricultural District
West: RO, Residential/Office District and A-1, Agricultural District

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: On December 6, 1995 Town Council approved Variance 11-1-95 reducing the required separation from 2,500 feet to 980 feet from a similar establishment (Davie's Country Living) to the southwest. This action also placed a limit of forty (40) residents on the Victoria Villas facility.

On December 26, 2001 Town Council approved Variance 9-1-01 to remove the condition placed by Variance 11-1-95 which limited the use of the facility to forty (40) people; to allow for eighty (80) residents.

Town Council passed Resolution R-2003-094 approving the application of 20 bonus sleeping rooms to the Victoria Villas Retirement Residence Plat on April 2, 2003.

APPLICATION DETAILS

The applicant's submission indicates the following:

1. The subject site consists of approximately 10 acres (420,084 square feet) and an existing life care facility with 40 residents.
2. The dedication of ~~25~~ 30 feet of right-of-way along the eastern limits of the plat for SW 61 Avenue.
3. A 230-foot Florida Power and Light easement along the southern limits of the plat.
4. A note restricting the plat to a Special Residential Facility, Category 3, containing 80 beds in 40 sleeping rooms (20 dwelling unit equivalents), of which 37 beds in 13 sleeping rooms are existing, and 43 beds in 27 sleeping rooms are proposed.

APPLICABLE CODES AND ORDINANCES

Section 12-360(B)(1) of the Land Development Code, platting requirements.

Comprehensive Plan Considerations

Planning Area: The subject property is located within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

The Broward County Land Use Plan defines categories of Special Residential Facilities such as group homes and foster care facilities, consistent with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards. These facilities are subject to the Special Residential Facilities provisions and allocation of reserve, flexibility, or bonus sleeping rooms as contained in the "Administrative Rules Document: Broward County Land Use Plan." In order to facilitate the implementation of this section, each local government is permitted a maximum of one hundred (100) "bonus" sleeping rooms, consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential uses without allocating density.

Applicable Goals, Objectives & Policies: **Policy 6-4 of the Future Land Use Element as stated in the Town of Davie Comprehensive Plan:** The location of Special Residential Facilities in areas designated for Residential Use is encouraged where such facilities are compatible with and complimentary to the surrounding community.

Policy 6-5 of the Future Land Use Element as stated in the Town of Davie Comprehensive Plan: Special Residential Facilities, including, but not limited to, ACLF's, group homes and adult day care facilities, shall be designed for maximum capability with adjacent residential uses. The Town shall ensure maximum compatibility through the Special Permit and/or site plan review process.

Staff Analysis/ Findings of Fact

The Victoria Villas Retirement Residence Plat is proposed for an existing Life Care Facility with a maximum capacity of 80 residents. The facility was originally approved to accommodate 40 residents (V 11-1-95) and subsequently increased to 80 residents by Town Council through approval of Variance 9-1-01. Through approval of Resolution R-2003-094 on April 2, 2003, Town Council applied 20 bonus sleeping rooms to the Victoria Villas Retirement Residence Plat which allows the parcel to accommodate the number of approved residents in concert with the Town of Davie Land Use Plan.

Special Residential Facility uses, including the life care facility proposed by the Victoria Villas Retirement Residence Plat, are permitted within limitations as found in the Permitted Uses section of the Land Development Code. Section 12-34(Z)(5) states that no sponsored housing facility or life care facility shall exceed a maximum of one hundred (100) dwelling or residential units or a density of ten (10) dwelling units or residential units per acre, whichever is less, and a maximum parcel size of ten (10) gross acres. The proposed use, a life care facility, is 10 acres in size and will accommodate a maximum of 80 residents.

The proposed plat can be considered to be in harmony with the general intent and purpose of the code, and will not be detrimental to the public welfare.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. A Mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Planning and Zoning Board Recommendation

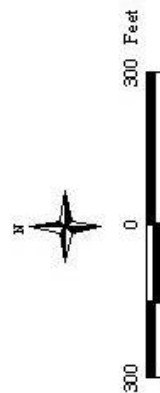
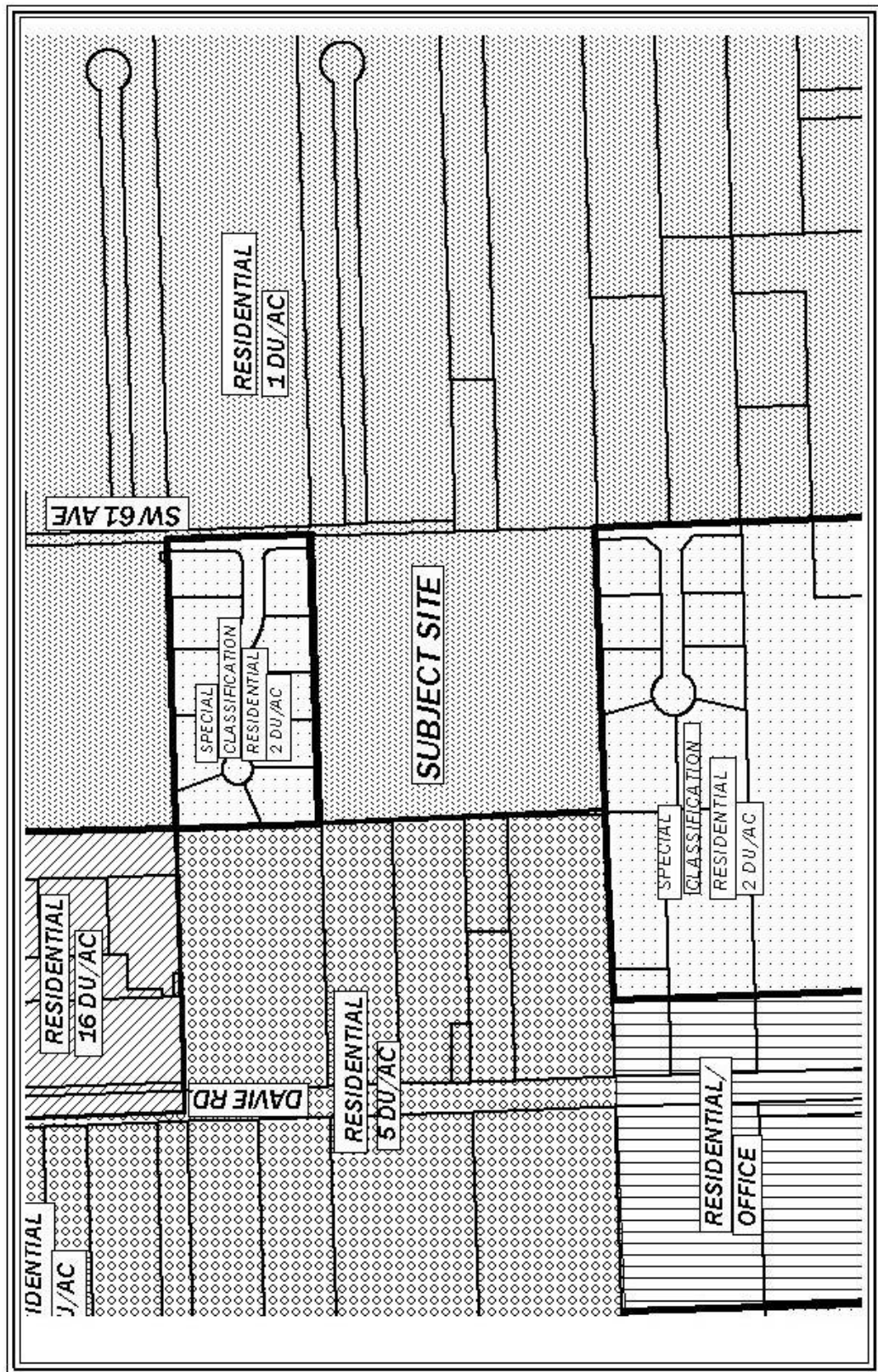
At the June 11, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Waitkus, to approve. Motion carried 5-0.

Exhibits

1. Plat
2. Existing Future Land Use Map
3. Subject Site and Aerial Map

Prepared by: _____

Reviewed by: _____



Planning & Zoning Division - GIS

Plat
P 11-1-02
Existing Future Land Use Map



300 0 300 Feet

Planning & Zoning Division - GIS



Plat

P 11-2-02

Subject Site and Aerial Map

Date Flown: 12/31/01